

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69A Hagood Avenue**  
**Charleston, South Carolina 29403-5107**

and  
**THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**Office of Environmental Quality Control**  
**Water Quality Certification and Wetlands Programs Section**  
**2600 Bull Street**  
**Columbia, South Carolina 29201**

REGULATORY DIVISION

Refer to: P/N #2002-1A-470-W

25 October 21, 2002

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

**WOODSIDE DEVELOPMENT, L.P.**  
**CO/ WILLIAM MACKAY**  
**1419 SILVER BLUFF ROAD**  
**AIKEN, SOUTH CAROLINA 29803**

for a permit to place fill material in wetlands adjacent to a tributary of

**HOLLOW CREEK**

At a location near the intersection of Silver Bluff Road (HWY. 302) and Richardson Lake Road (use dirt road construction entrance for Phase III) in Aiken County, South Carolina. Latitude 33.47666, Longitude 81.74027.

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

**12 O'CLOCK NOON, MONDAY, 25 NOVEMBER 2002**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of placing fill material in wetlands to facilitate the construction of 941-acre residential golf development. In detail the applicant proposes to impact 0.957-acre of wetlands. This figure includes 0.26-acre of impact related to repair of an existing impoundment authorized by permit number SAC-03-2001-1187-A. It also includes 0.077-acre of temporary impacts to pond bottom for sewer crossings and 0.620-acre of impacts for nine road crossings. Eight of the nine road crossings will be culverted so as not to impair or alter the existing hydrology. The one un-culverted crossing (RW-B, Sheet 5 of 15) will fill in the upper portion of a seep and should not interfere with circulation or flow of waters. As mitigation for wetland impacts the applicant proposes to preserve 3.9 acres of wetlands on site and enhance those wetlands by preserving 1.71 acres of upland buffers (averaging 25 feet wide) around the preserved wetlands. Permit number SAC-26-89-767 authorized previous wetland impacts in Phase II of the development.

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25 October 21, 2002

**NOTE:** Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to Water Quality Certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.957 acres fresh water wetlands and associated estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

REGULATORY DIVISION

Refer to: P/N #2002-1A-470-W

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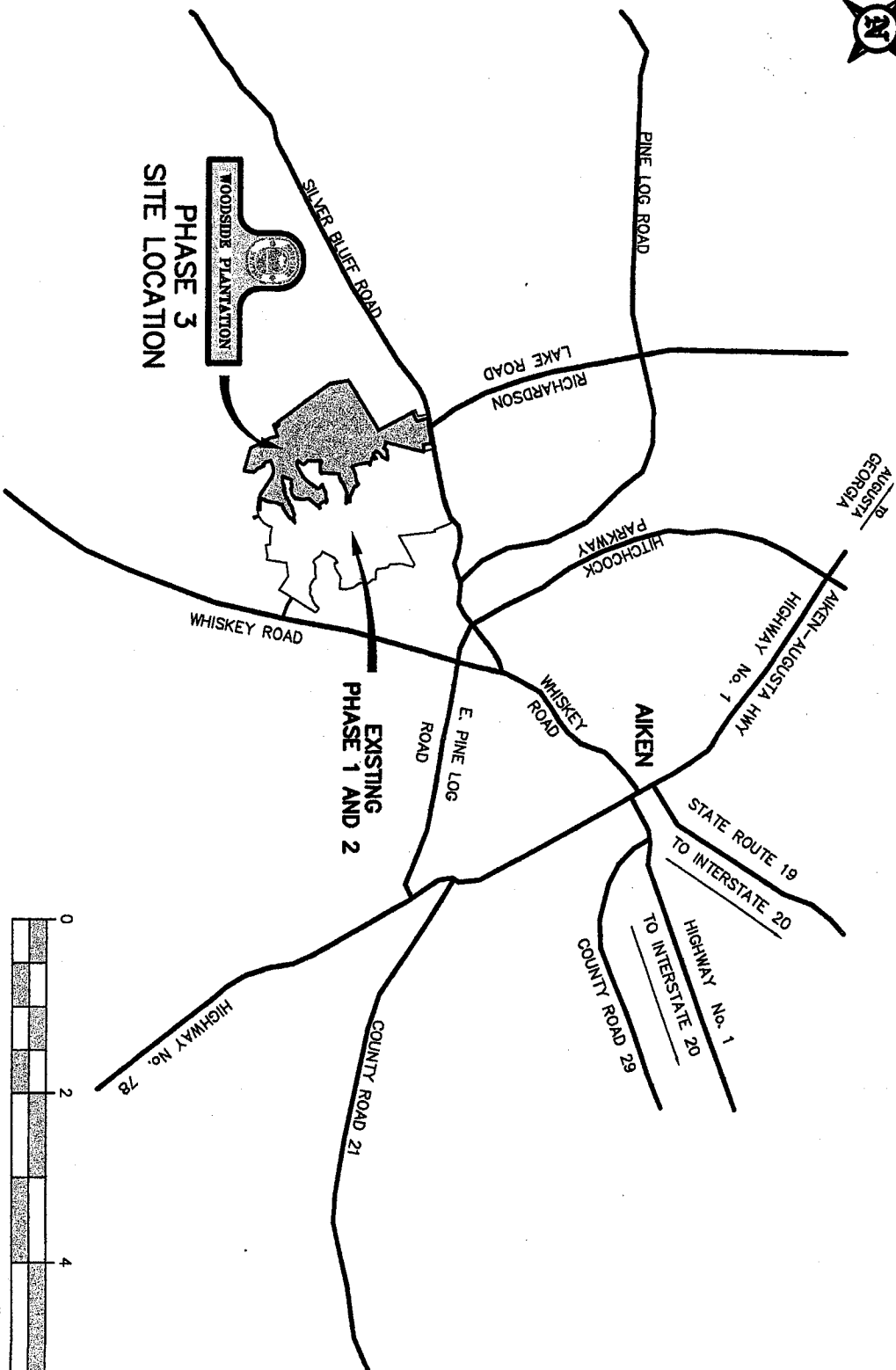
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

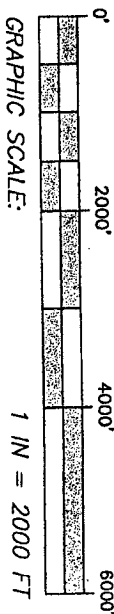
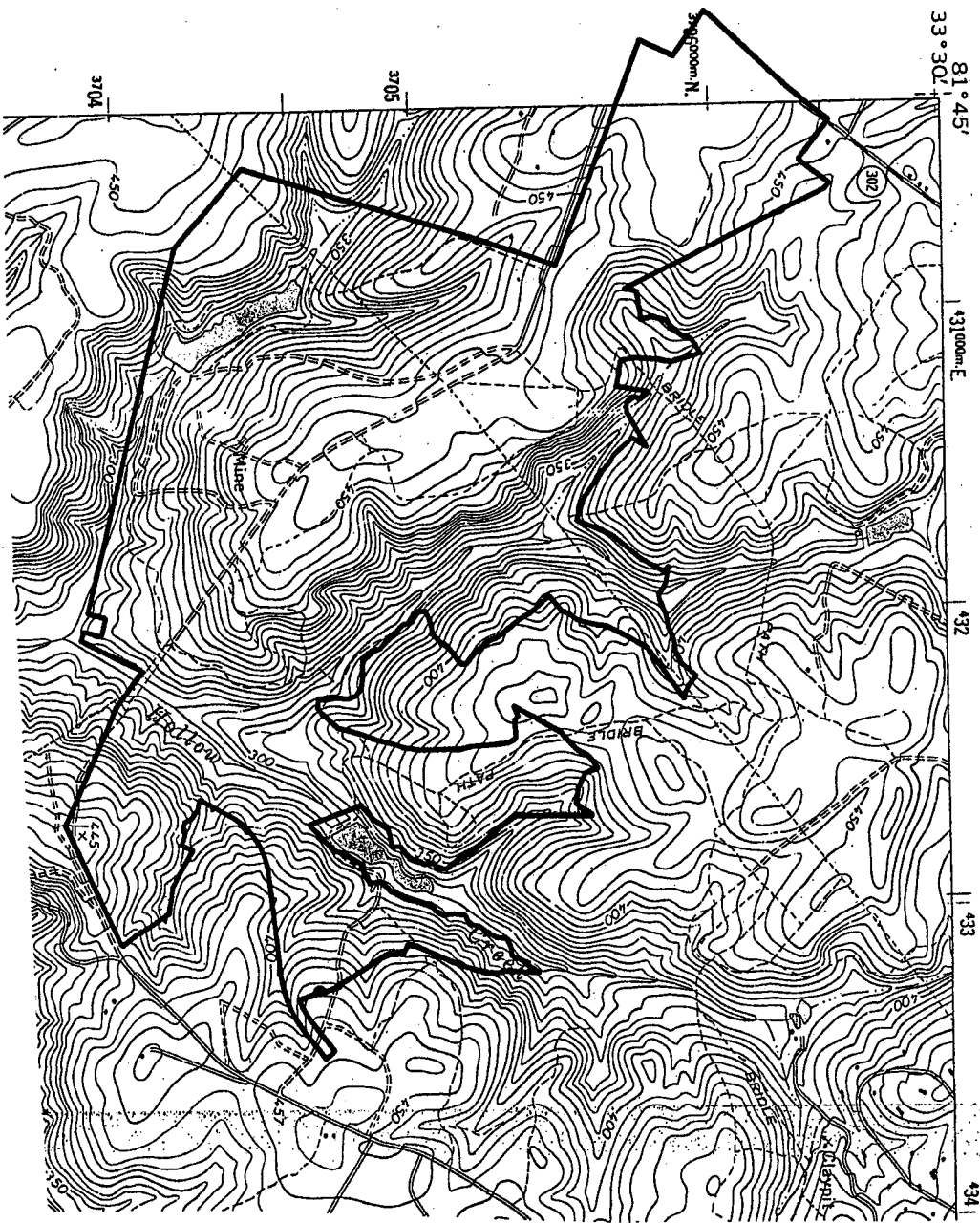
If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



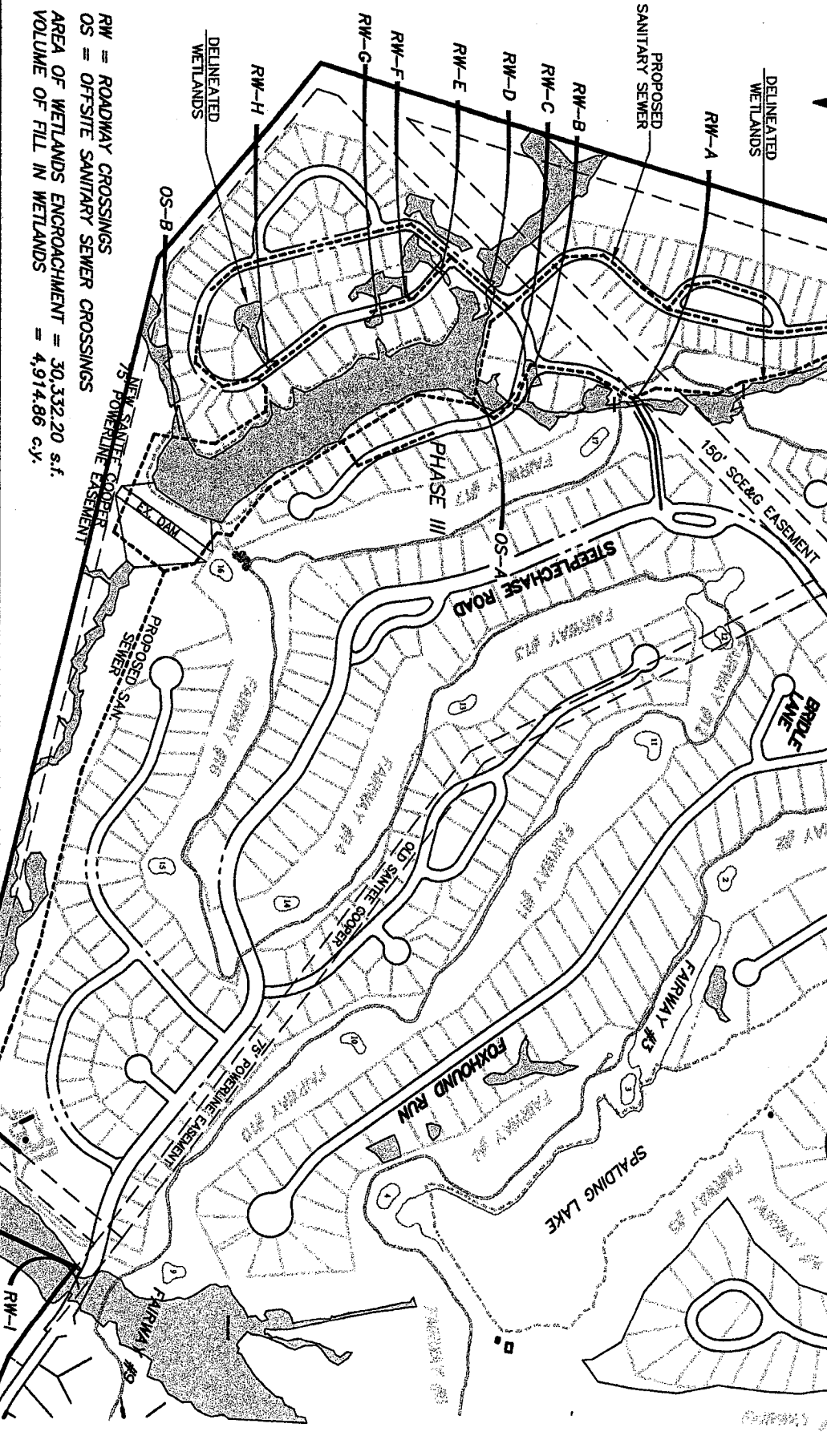
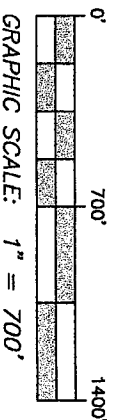
Chris Dowling  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers



	<p><b>WOODSIDE PLANTATION PHASE III</b></p> <p><b>LOCATION MAP</b></p> <p>WOODSIDE Development United Partnership</p> <p>1419 SILVER BLUFF ROAD AKEN, SOUTH CAROLINA 29803 (803) 843-4663</p>	
<p>NO. 0</p> <p>DATE 10-09-02</p>	<p>DESCRIPTION SUBMITTED FOR GOVERNMENT REVIEW</p> <p>BY DDB</p> <p>S.P. No. 20933</p> <p>PROPERTY LOCATED IN THE CITY OF AIKEN</p> <p>AIKEN COUNTY, S. CAROLINA</p>	<p>SHEET 1 of 15</p>



NO.	0	10-09-02	SUBMITTED FOR GOVERNMENT REVIEW	DD	BY	S.P. No. 20933	TRACKING #
DATE							
NEW ELLENTON QUADRANGLE S. C. - AIKEN CO.							Woodside Development Limited Partnership 1419 SILVER BLUFF ROAD AIKEN, SOUTH CAROLINA 29803 (803) 643-4653 SHEET 2 of 15



RW = ROADWAY CROSSINGS  
OS = OFFSITE SANITARY SEWER CROSSINGS  
AREA OF WETLANDS ENCROACHMENT = 30,332.20 s.f.  
VOLUME OF FILL IN WETLANDS = 4,914.86 c.y.

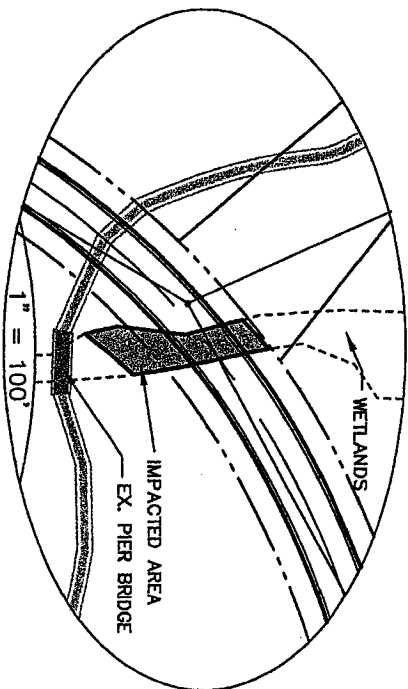
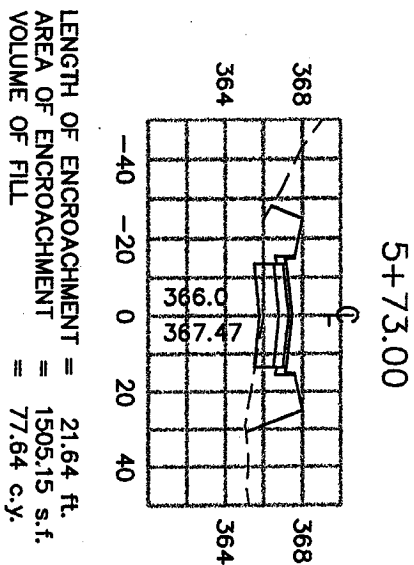
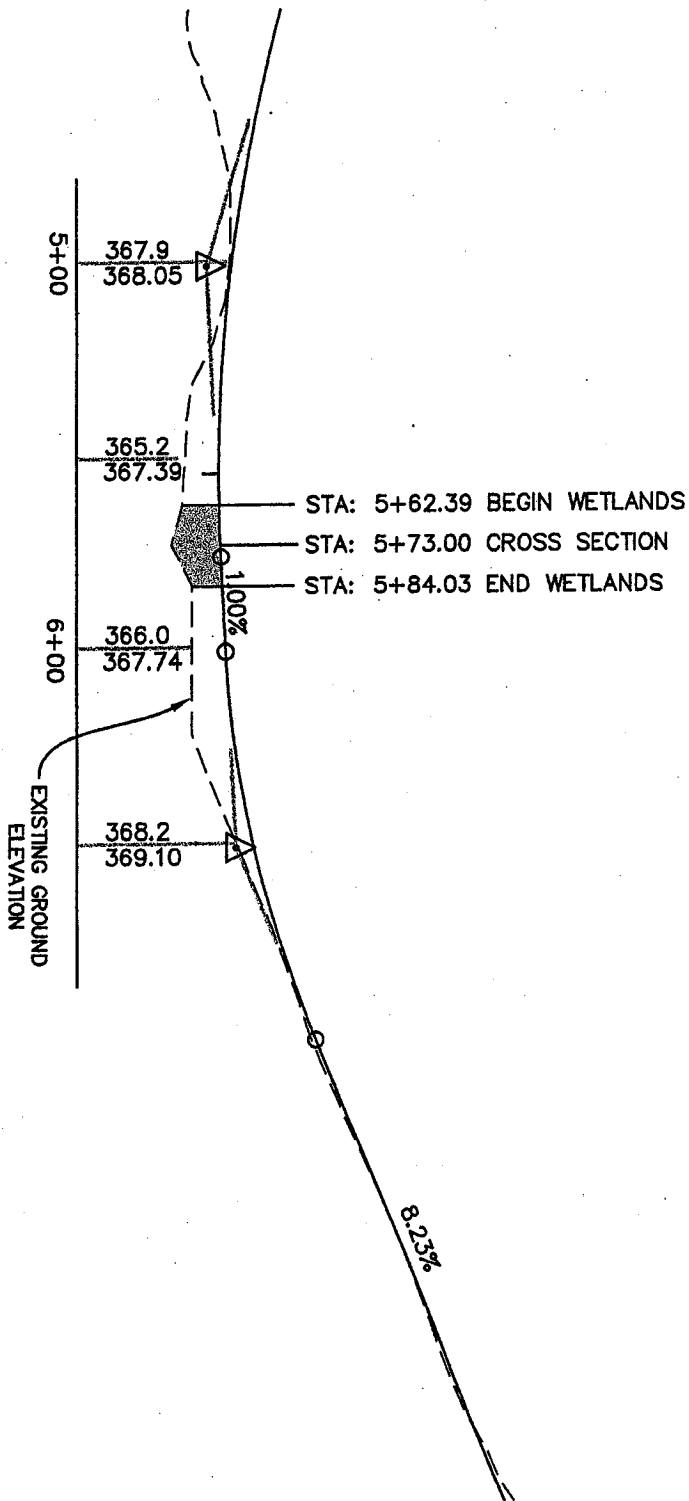
NO.	DATE	DESCRIPTION	BY	TRACKING #
0	10-09-02	SUBMITTED FOR GOVERNMENT REVIEW	DDB	S.P. No. 20933

**WOODSIDE PLANTATION PHASE III**  
IMPACT REPORT FOR WETLANDS CROSSINGS

PROPERTY LOCATED IN THE CITY OF AKEN  
AKEN COUNTY, S. CAROLINA

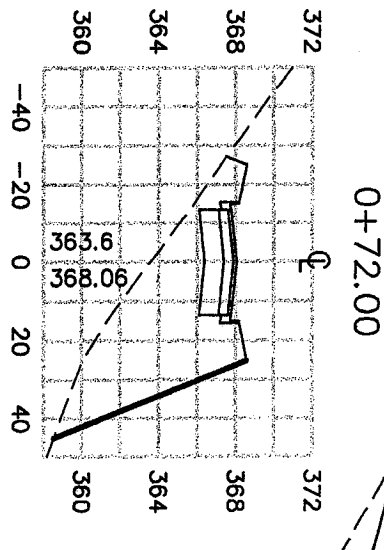
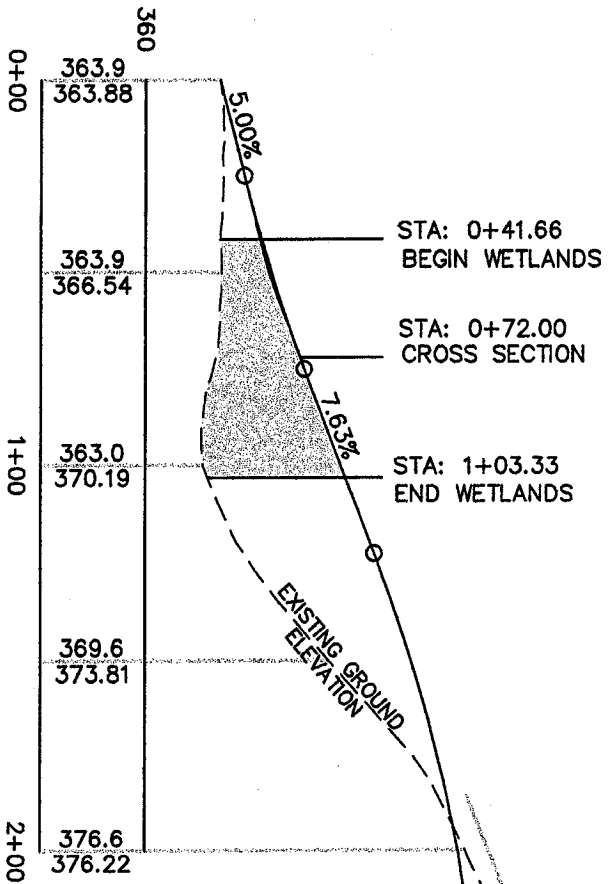
**Woodside Development**  
**United Partnership**

1419 SILVER BLUFF ROAD  
AKEN, SOUTH CAROLINA 29803  
(803) 843-4663



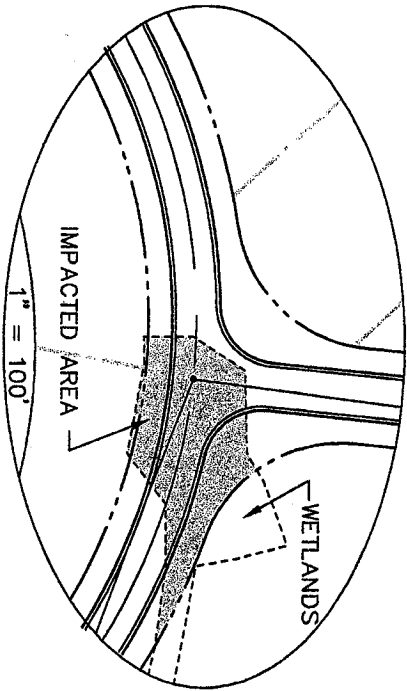
RW-A

NO.	DATE	DESCRIPTION	BY	TRACKING
0	10-09-02	SUBMITTED FOR GOVERNMENT REVIEW	DDB	S.P. No. 20933
WOODSIDE PLANTATION PHASE III				
IMPACT REPORT FOR WETLANDS CROSSINGS				
PROPERTY LOCATED IN THE CITY OF AKEN				
AKEN COUNTY, S. CAROLINA				
Woodside Development				
Limited Partnership				
1419 SILVER BLUFF ROAD				
AKEN, SOUTH CAROLINA 29803				
(803) 643-4663				
SHEET 4 of 15				



LENGTH OF ENCROACHMENT = 61.67 ft.  
AREA OF ENCROACHMENT = 4461.50 s.f.  
VOLUME OF FILL = 713.86 c.y.

AREA OF ENCROACHMENT = 5522.18 s.f.

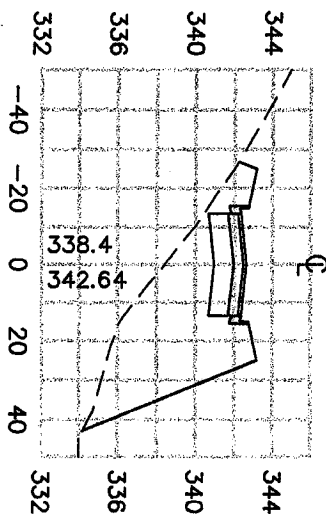
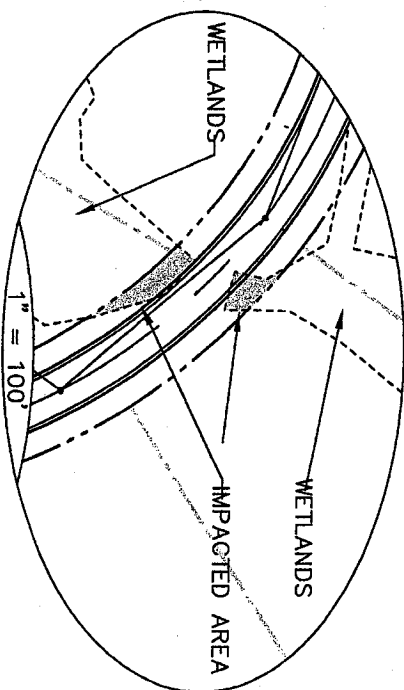
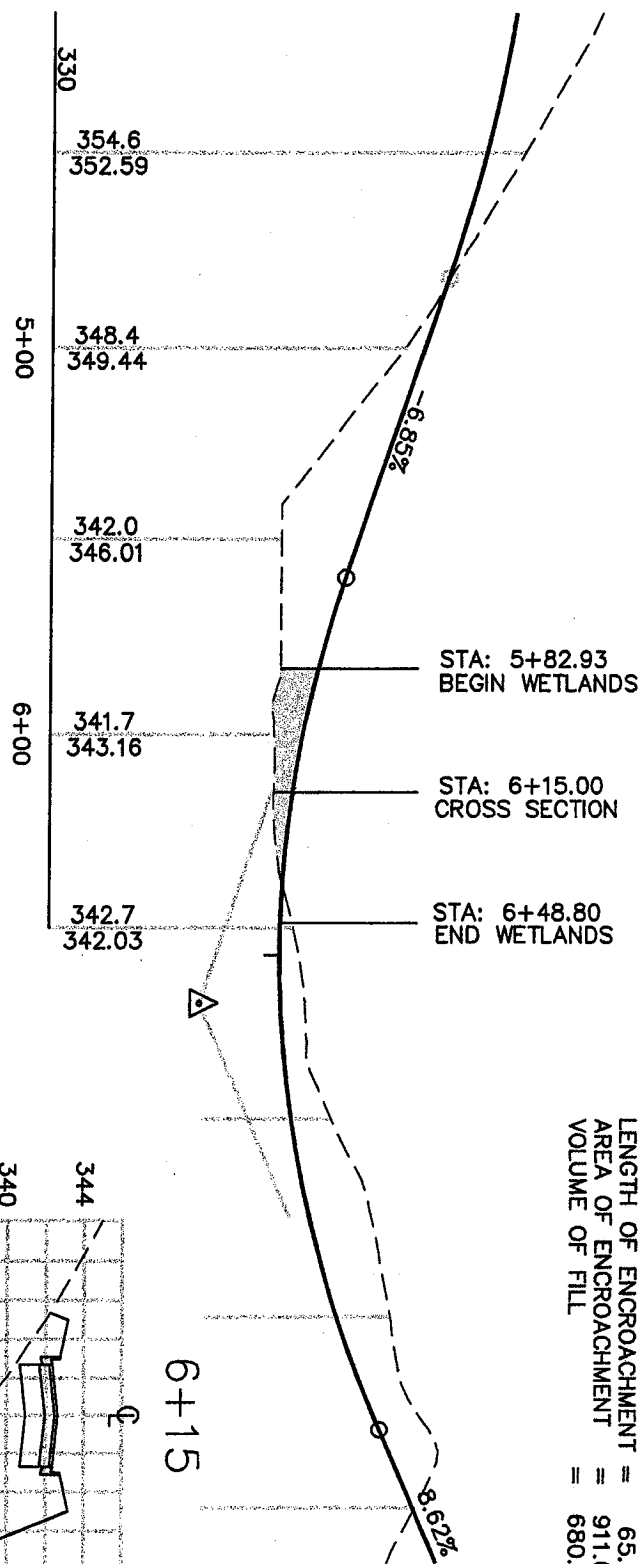


RW-B

NO.	DATE	DESCRIPTION	BY	TRACKING #
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WOODSIDE PLANTATION PHASE III				
IMPACT REPORT FOR WETLANDS CROSSINGS				
PROPERTY LOCATED IN THE CITY OF AKEN				
AKEN COUNTY, S. CAROLINA				
WOODSIDE Development				
United Partnership				
1419 SILVER BLUFF ROAD				
AKEN, SOUTH CAROLINA 29803				
(803) 843-4863				
SHEET 5 of 15				



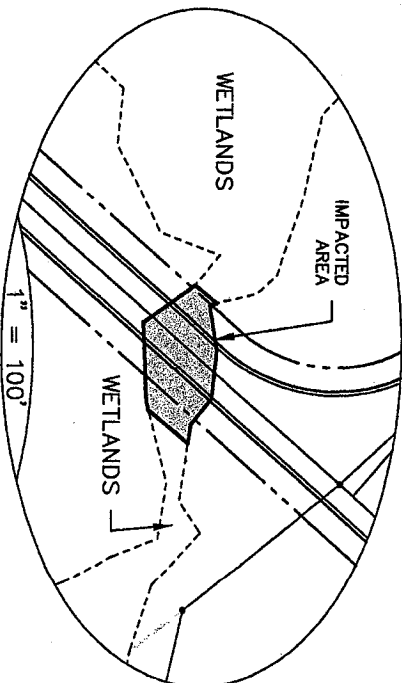
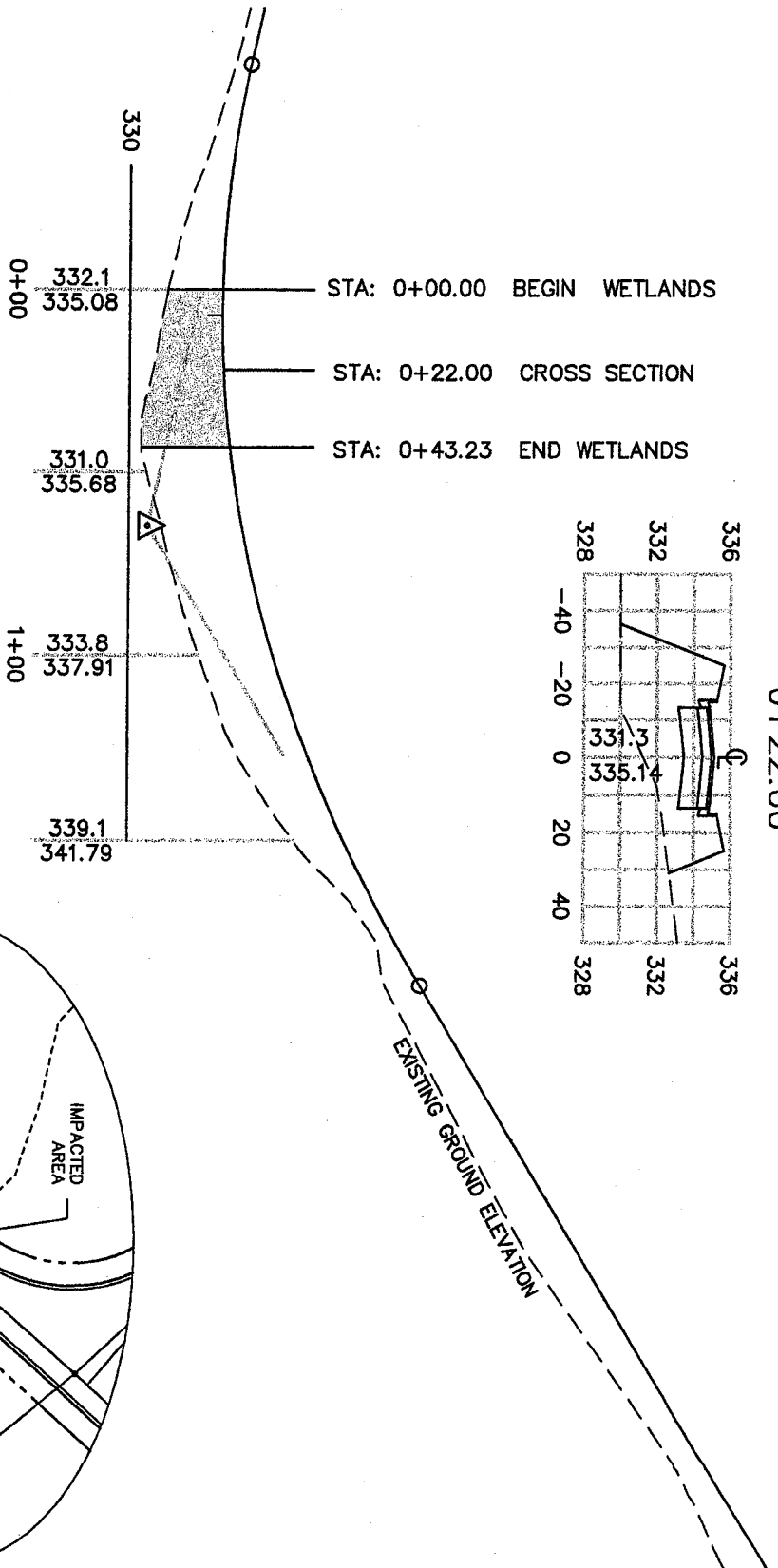
LENGTH OF ENCROACHMENT = 65.87 ft.  
 AREA OF ENCROACHMENT = 911.00 s.f.  
 VOLUME OF FILL = 680.66 c.y.



RW-C

NO. 0 DATE 10-09-02 SUBMITTED FOR GOVERNMENT REVIEW	DESCRIPTION DDB S.P. No. 20933 TRACKING #
WOODSIDE PLANTATION PHASE III IMPACT REPORT FOR WETLANDS CROSSINGS PROPERTY LOCATED IN THE CITY OF AKEN AKEN COUNTY, S. CAROLINA	Woodside Development United Partnership 1419 SILVER BLUFF ROAD AKEN, SOUTH CAROLINA 29803 (803) 643-4653 SHEET 6 of 15

LENGTH OF ENCROACHMENT = 43.23 ft.  
 AREA OF ENCROACHMENT = 2232.19 s.f.  
 VOLUME OF FILL = 375.47 c.y.



NO.	DATE	DESCRIPTION	BY	S.P. No.	TRACKING #
0	10-09-02	SUBMITTED FOR GOVERNMENT REVIEW	DDB	20933	

**WOODSIDE PLANTATION PHASE III  
IMPACT REPORT FOR WETLANDS CROSSINGS**

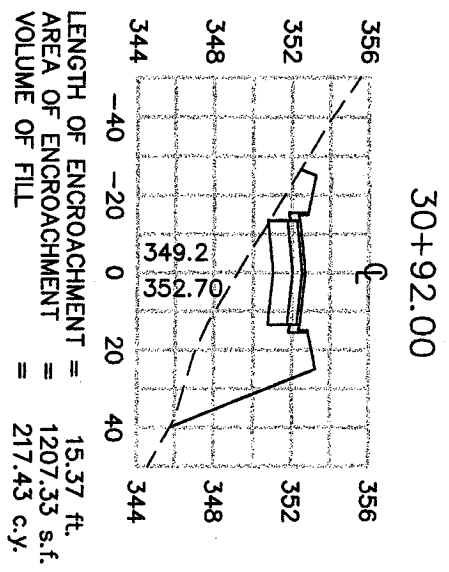
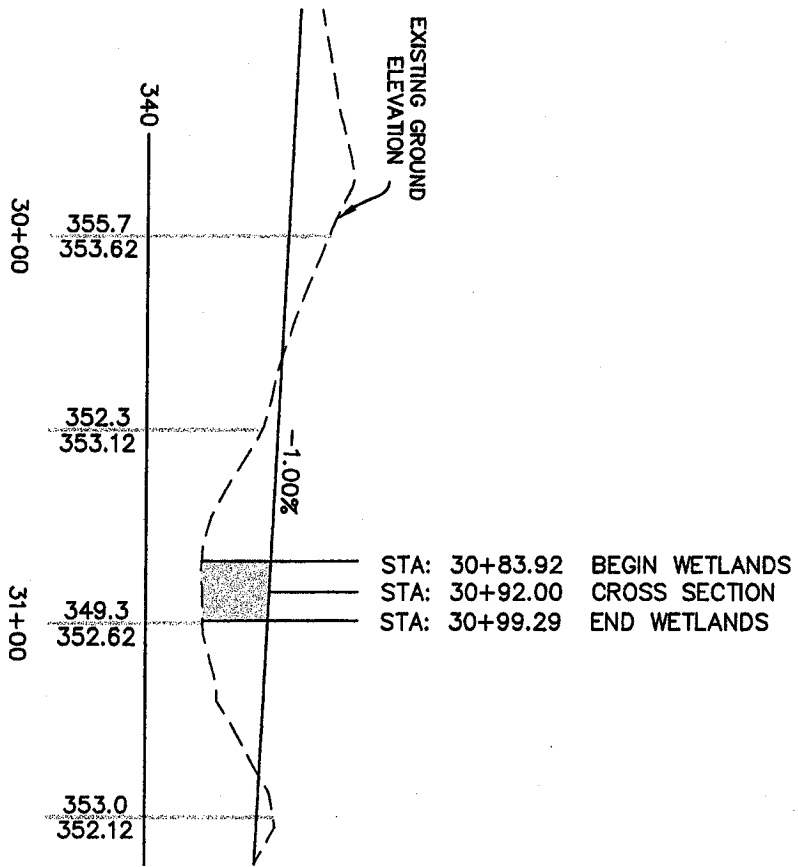
**PROPERTY LOCATED IN THE CITY OF AKEN  
AKEN COUNTY, S. CAROLINA**

**Woodside Development  
Limited Partnership**  
1419 SILVER BLUFF ROAD  
AKEN, SOUTH CAROLINA 29803  
(803) 843-4663

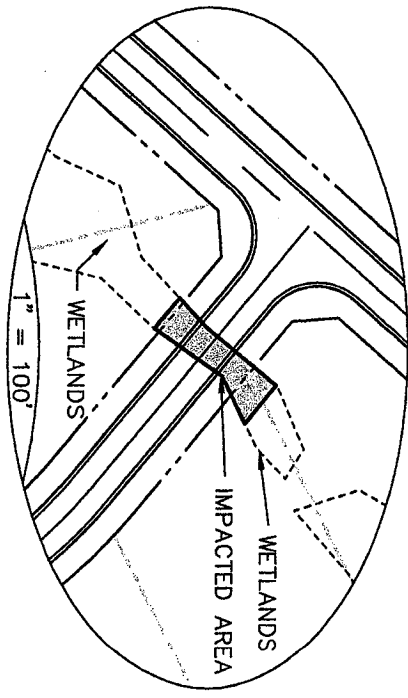
NO.	DATE	DESCRIPTION	BY
0	10-09-02	SUBMITTED FOR GOVERNMENT REVIEW	DD8

S.P. No. 20933  
TRACKING #

RW-E



LENGTH OF ENCROACHMENT = 15.37 ft.  
AREA OF ENCROACHMENT = 1207.33 s.f.  
VOLUME OF FILL = 217.43 c.y.



WOODSIDE PLANTATION PHASE III  
IMPACT REPORT FOR WETLANDS CROSSINGS

PROPERTY LOCATED IN THE CITY OF AKEN  
AKEN COUNTY, S. CAROLINA

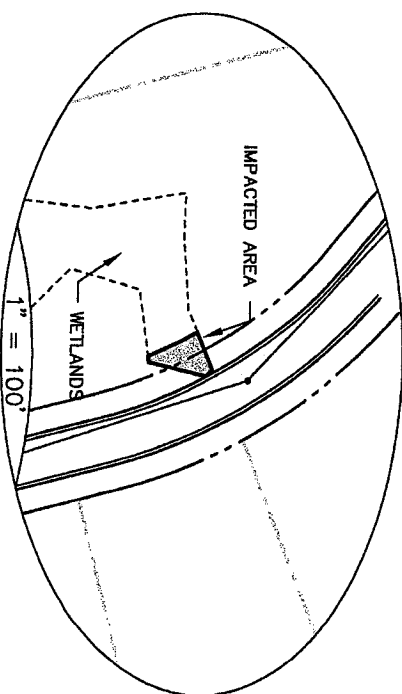
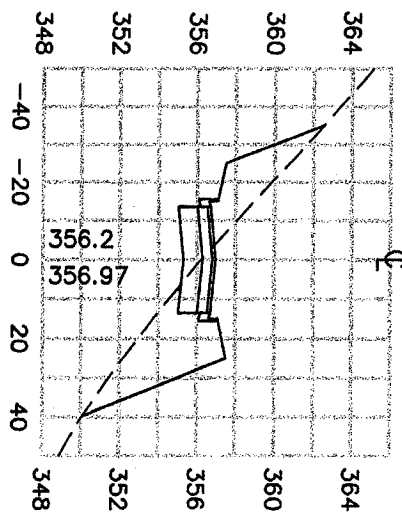
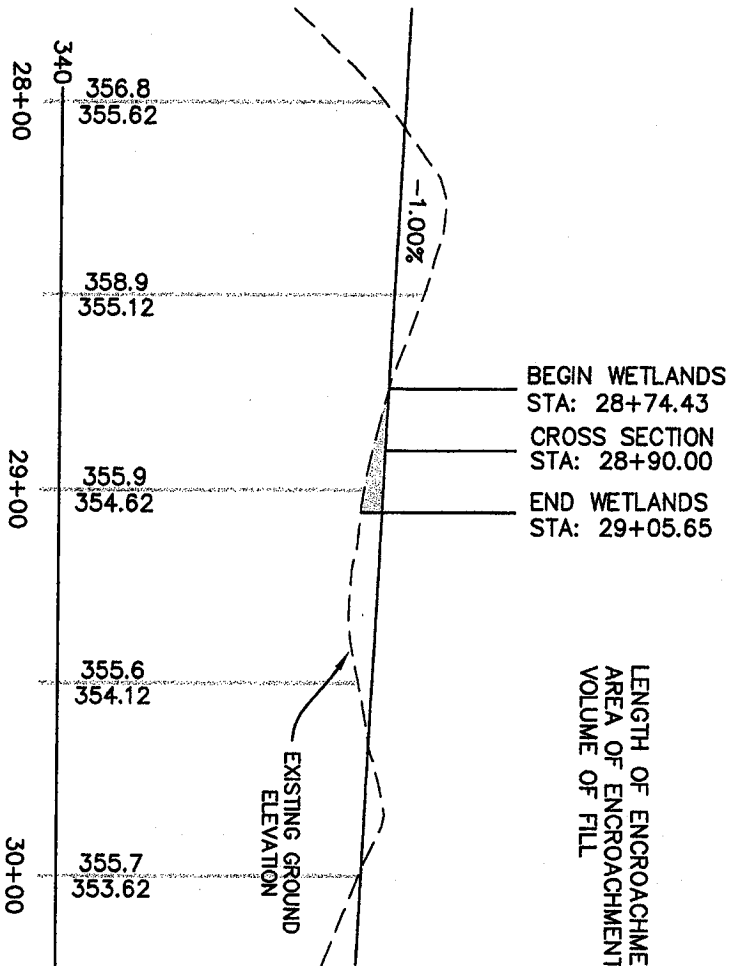
Woodside Development  
United Partnership

1419 SILVER BLUFF ROAD  
AKEN, SOUTH CAROLINA 29803  
(803) 843-4663

SHEET 8 of 15

LENGTH OF ENCROACHMENT = 31.22 ft.  
 AREA OF ENCROACHMENT = 406.03 s.f.  
 VOLUME OF FILL = 129.59 c.y.

28+90.00



RW-F

NO.	DATE	DESCRIPTION	BY	TRACKING #
0	10-09-02	SUBMITTED FOR GOVERNMENT REVIEW	DOB	S.P. No. 20933

WOODSIDE PLANTATION PHASE III

IMPACT REPORT FOR WETLANDS CROSSINGS

PROPERTY LOCATED IN THE CITY OF AKEN

AKEN COUNTY, S. CAROLINA

Woodside Development

United Partnership

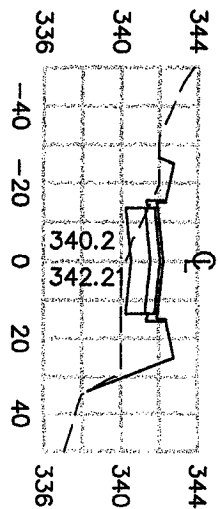
1419 SILVER BLUFF ROAD

AKEN, SOUTH CAROLINA 29803

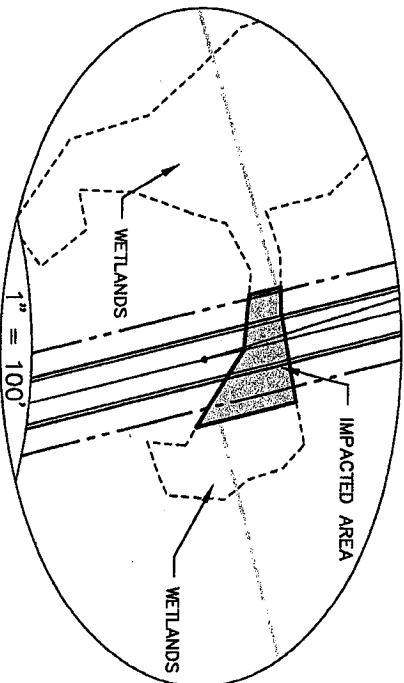
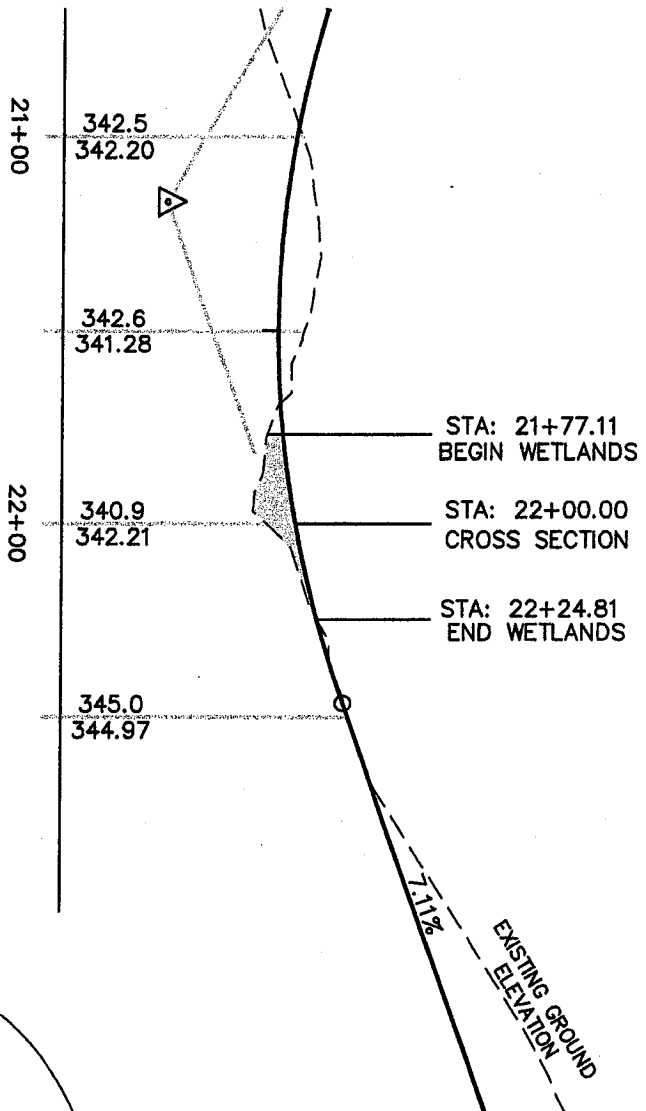
(803) 843-4853

SHEET 9 of 15

22+00.00



LENGTH OF ENCROACHMENT = 47.70 ft.  
 AREA OF ENCROACHMENT = 1765.71 s.f.  
 VOLUME OF FILL = 157.66 c.y.



RW-G

NO.	DATE	DESCRIPTION	BY
0	10-09-02	SUBMITTED FOR GOVERNMENT REVIEW	DDB

S.P. No. 20933  
 TRACKING #

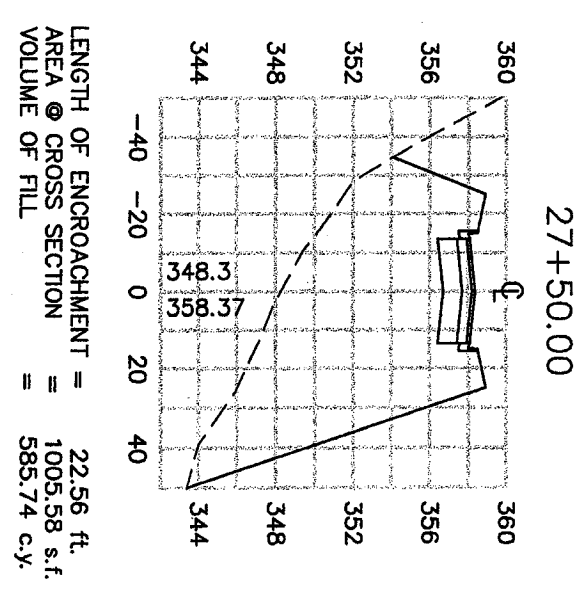
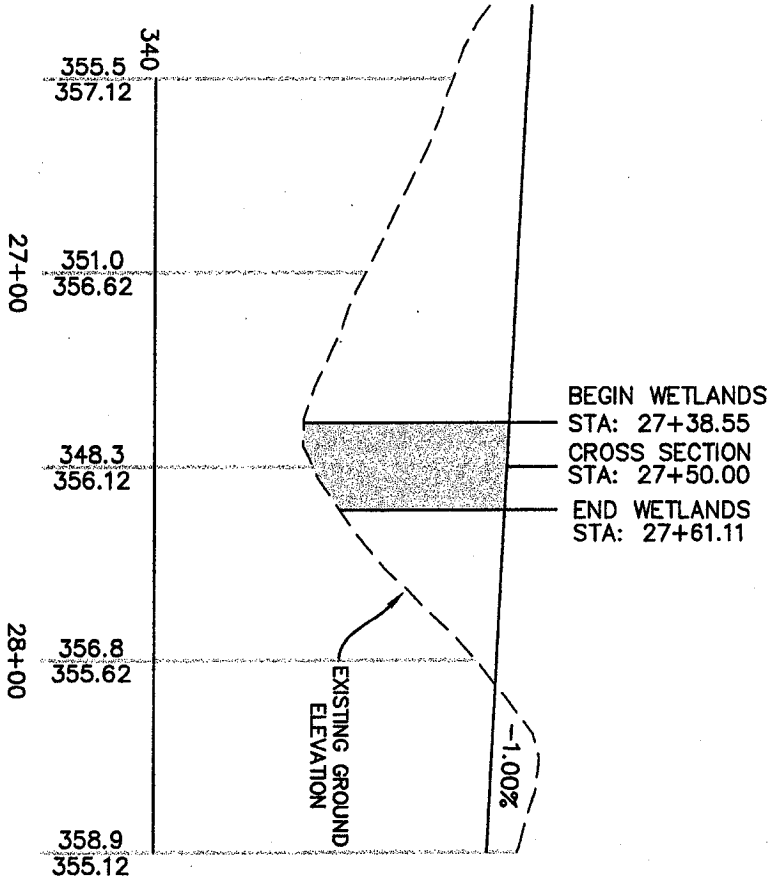
WOODSIDE PLANTATION PHASE III  
 IMPACT REPORT FOR WETLANDS CROSSINGS

PROPERTY LOCATED IN THE CITY OF AKEN  
 AKEN COUNTY, S. CAROLINA

Woodside Development  
 United Partnership

1419 SILVER BLUFF ROAD  
 AKEN, SOUTH CAROLINA 29803  
 (803) 843-4663

SHEET 10 of 15



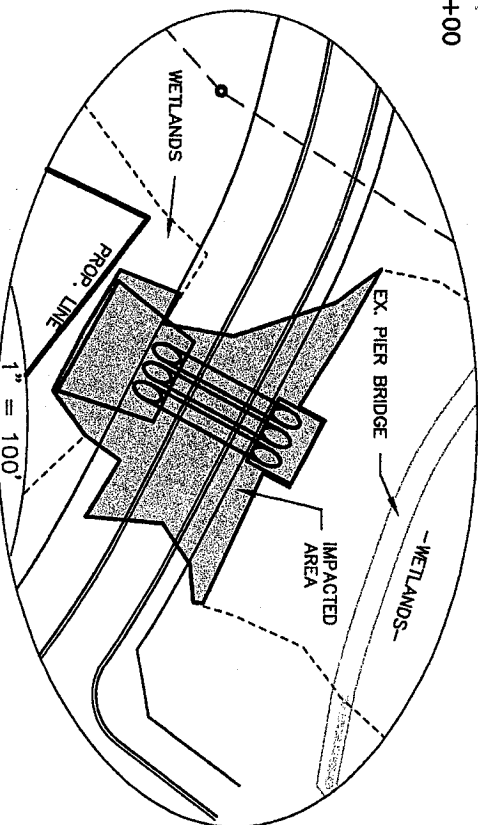
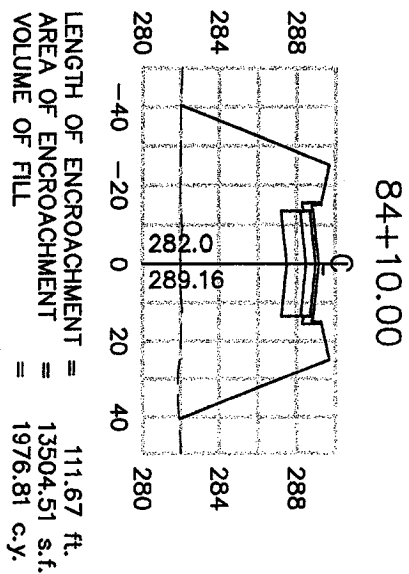
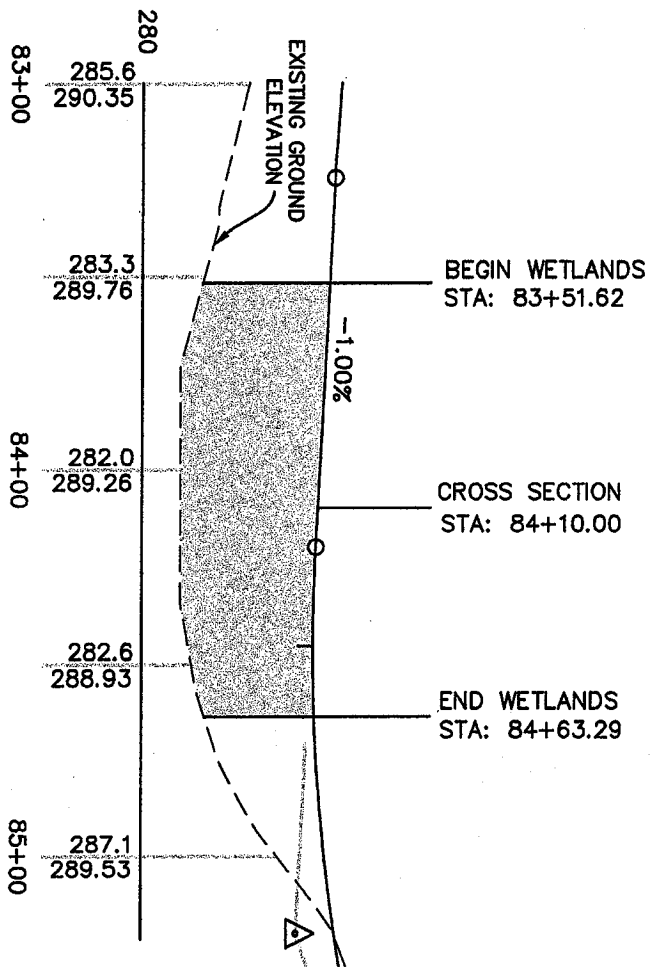
RW-H

NO.	DATE	DESCRIPTION	BY	TRACKING #
0	10-09-02	SUBMITTED FOR GOVERNMENT REVIEW	DDB	S.P. No. 20933

WOODSIDE PLANTATION PHASE III  
IMPACT REPORT FOR WETLANDS CROSSINGS  
PROPERTY LOCATED N THE CITY OF AKEN  
AKEN COUNTY, S. CAROLINA

WOODSIDE Development  
United Partnership  
1419 SILVER BLUFF ROAD  
AKEN, SOUTH CAROLINA 29803  
(803) 848-4863

SHEET 11 of 15



RW-1

NO.	DATE	DESCRIPTION	BY	S.P. No. 20933	TRACKING #
0	10-09-02	SUBMITTED FOR GOVERNMENT REVIEW	DDB		
WOODSIDE PLANTATION PHASE III					
IMPACT REPORT FOR WETLANDS CROSSINGS					
PROPERTY LOCATED IN THE CITY OF Aiken					
Aiken County, S. Carolina					
Woodside Development					
United Partnership					
1419 SILVER BLUFF ROAD					
Aiken, SOUTH CAROLINA 29803					
(803) 843-4863					
SHEET 12 of 15					

LENGTH OF ENCROACHMENT = 93.24 ft.  
 AREA OF ENCROACHMENT = 1864.80 s.f.  
 NO FILL REQUIRED

SSMH  
 RIM 330.80  
 IN 324.90  
 OUT 324.80

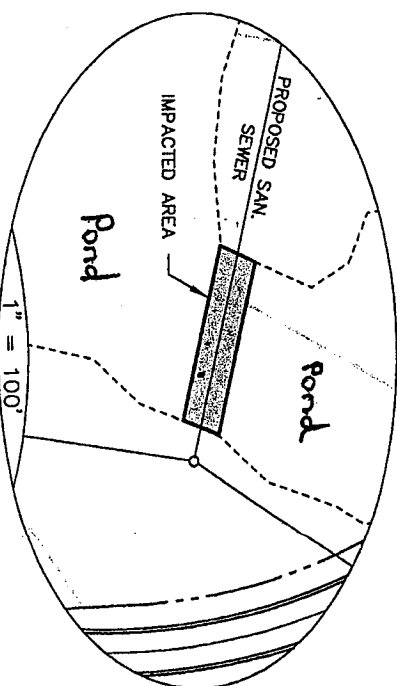
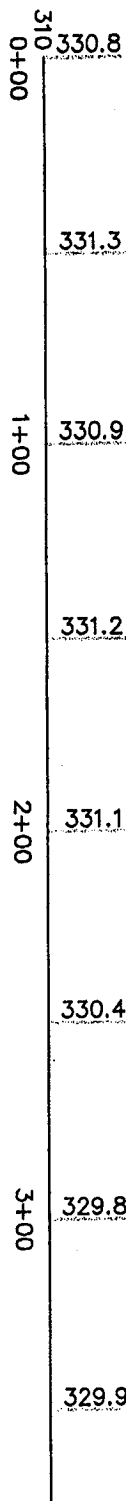
EXISTING GROUND ELEVATION

STA: 2+64.16  
 BEGIN WETLANDS

STA: 3+57.40  
 END WETLANDS

SSMH  
 RIM 332.75  
 IN 323.30  
 OUT 323.20

374 LF 8" SS @ .040%



OS-A

NO. 0  
 DATE 10-09-02  
 SUBMITTED FOR GOVERNMENT REVIEW  
 DESCRIPTION  
 BY DDB

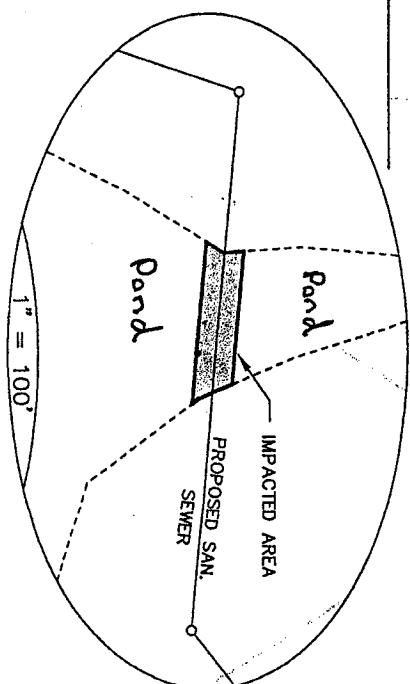
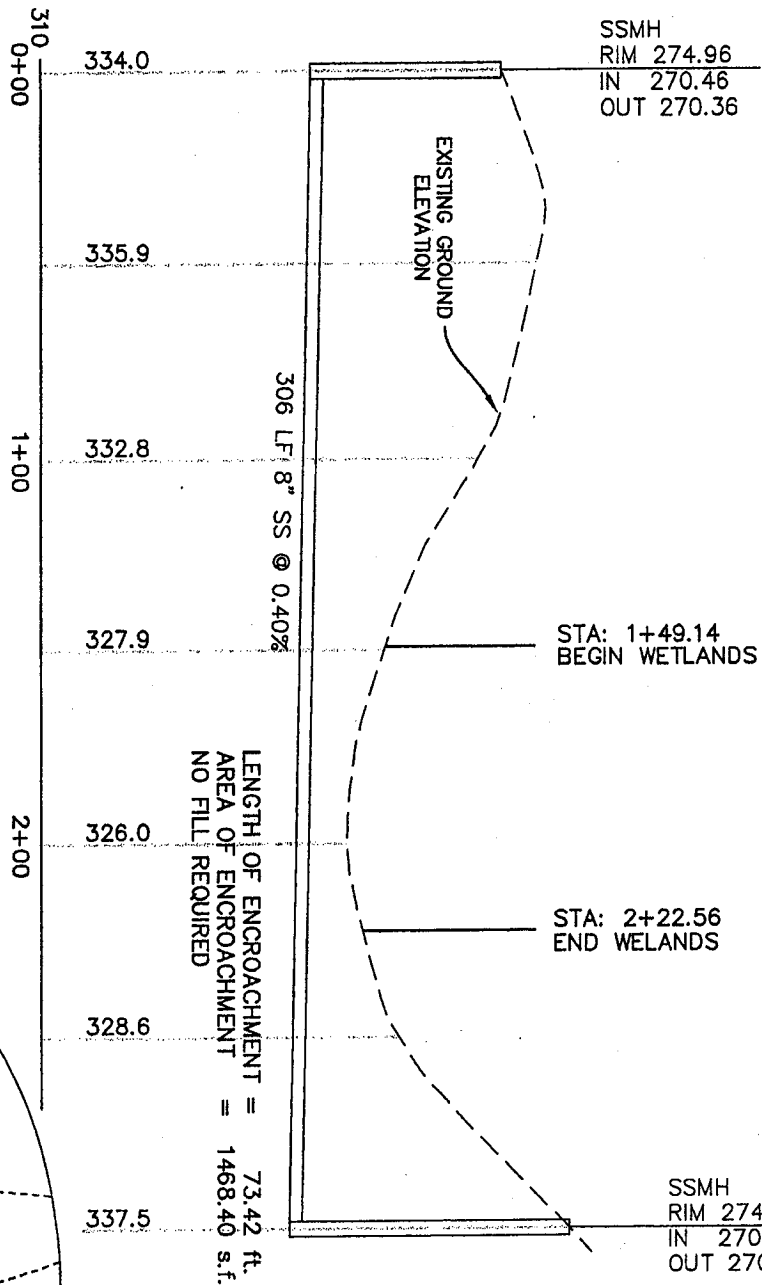
S.P. No. 20933  
 TRACKING #

WOODSIDE PLANTATION PHASE III  
 IMPACT REPORT FOR WETLANDS CROSSINGS  
 PROPERTY LOCATED IN THE CITY OF AKEN  
 AKEN COUNTY, S. CAROLINA

Woodside Development  
 Limited Partnership  
 149 SILVER BLUFF ROAD  
 AKEN, SOUTH CAROLINA 29803  
 (803) 843-4663  
 SHEET 13 of 15

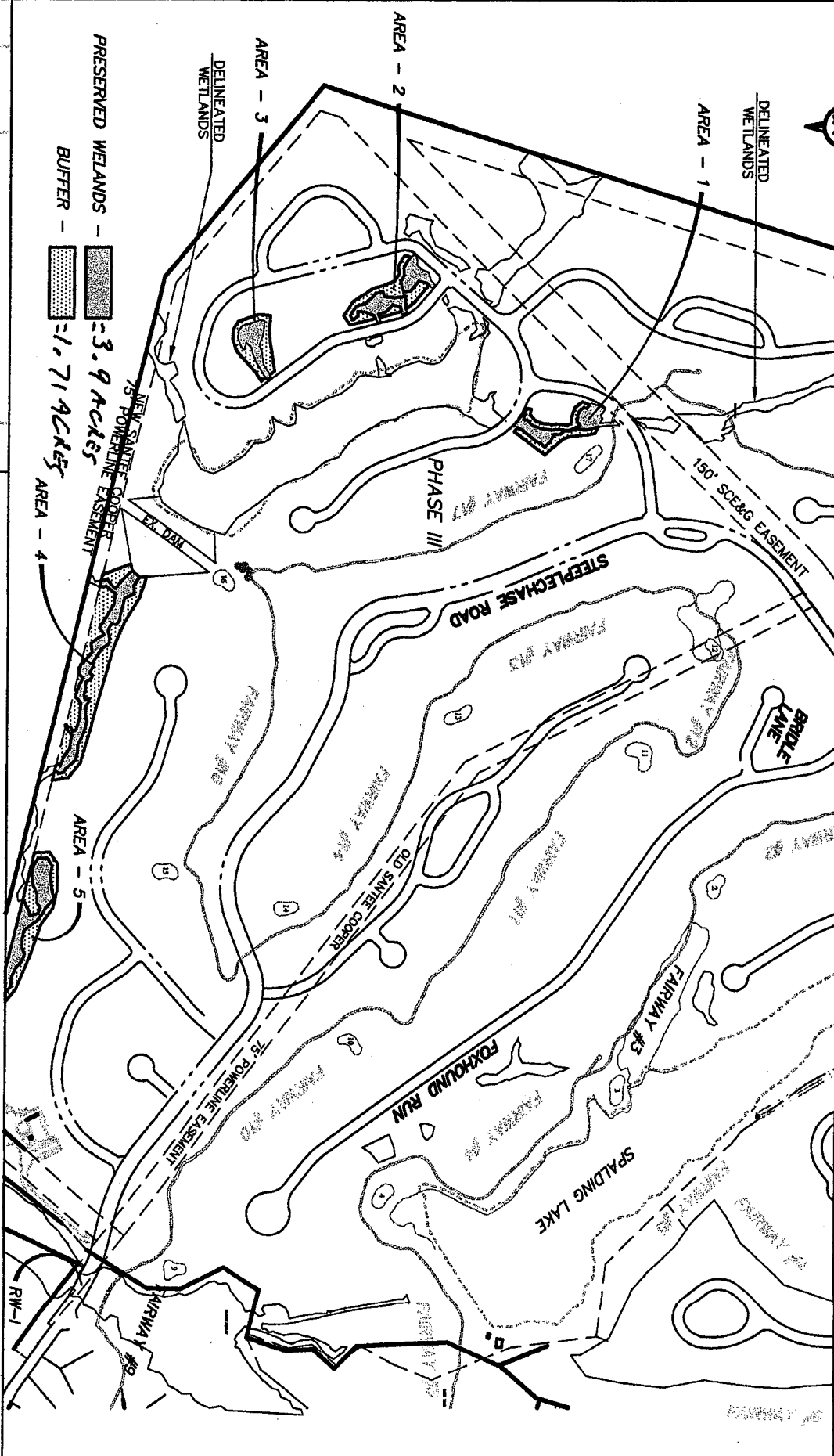
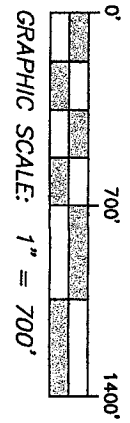


SSMH  
RIM 274.96  
IN 270.46  
OUT 270.36



OS-B

NO. 0 DATE 10-09-02 DESCRIPTION SUBMITTED FOR GOVERNMENT REVIEW	BY DDB S.P. No. 20933 TRACKING #
WOODSIDE PLANTATION PHASE III IMPACT REPORT FOR WETLANDS CROSSINGS PROPERTY LOCATED IN THE CITY OF AKEN AKEN COUNTY, S. CAROLINA	Woodside Development Limited Partnership 1419 SILVER BLUFF ROAD AKEN, SOUTH CAROLINA 29803 (803) 843-4663 SHEET 14 of 15



<p>NO. 0</p> <p>DATE 10-09-02</p>	<p>SUBMITTED FOR GOVERNMENT REVIEW</p> <p>DESCRIPTION DDB</p>	<p>BY S.P. No. 20933</p> <p>TRACKING #</p>
<p>WOODSIDE PLANTATION PHASE III</p> <p>MITIGATION PLAN</p> <p>PROPERTY LOCATED IN THE CITY OF AKEN</p> <p>AKEN COUNTY, S. CAROLINA</p>	<p>WOODSIDE Development</p> <p>United Partnership</p> <p>1419 SILVER BLUFF ROAD</p> <p>AKEN, SOUTH CAROLINA 29803</p> <p>(803) 843-4663</p>	<p>SHEET 15 of 15</p>